



Department of Planning, Building and Code Enforcement
801 North First Street, Room 400
San José, California 95110-1795

Hearing Date/Agenda Number:
P.C. 11/18/02 Item:

File Number:
GPT02-08-01b

Council District and SNI Area:
8 – N/A

Major Thoroughfares Map Number:
101

Assessor's Parcel Number(s):
659-10-017

Project Manager:
Mike Mena

GENERAL PLAN REPORT

2002 Fall Hearing

PROJECT DESCRIPTION:

To reflect an approved Planned Development Zoning (PDC02-013) within the Evergreen Specific Plan for 65 units on 15.1 acres.

TEXT REFERENCE:

Amend the Evergreen Specific Plan; Chapter 8, Private Development; 6,000 Sq. Ft. Lots, Setbacks.

LOCATION: Northeast corner of Aborn Road and Atlamira Avenue.

ACREAGE: 15.1

APPLICANT/OWNER:

Staff/Alliance Title Company, Inc

ENVIRONMENTAL REVIEW STATUS: Mitigated Negative Declaration adopted on August 7, 2002 (MND Protest Pending).

PLANNING STAFF RECOMMENDATION:

Adopt the proposed text amendment.

Approved by:

Date:

PLANNING COMMISSION RECOMMENDATION:**CITY COUNCIL ACTION:****CITY DEPARTMENT AND PUBLIC AGENCY COMMENTS RECEIVED:**

None.

GENERAL CORRESPONDENCE:

None.

ANALYSIS AND RECOMMENDATIONS:**PROJECT DESCRIPTION**

This is a text amendment to reflect an approved Planned Development Zoning (PDC02-013) within the Evergreen Specific Plan for 65 units on 15.1 acres, that allows for a reduction in the aggregate rear setback from 25 feet to 20 feet for site identified by the specific plan as the sub-planning area AA.

BACKGROUND

A PD Zoning was approved by the City Council on April 16, 2002, to allow a reduced rear aggregate setback for 65 single-family detached residences on a 15.1 gross acre site located at the northeast corner of Aborn Road and Altamira Avenue. The existing development standards identified for 6,000 square foot lots in the Evergreen Specific Plan were modeled after the City's R-1 standards. Since the adoption of the Evergreen Specific Plan, the Zoning Ordinance was modified in 2001 to allow a 20-foot rear setback on a citywide basis for all R-1-8 lots (formerly designated as R-1). The approved Planned Development Rezoning found no compelling reasons to treat similar sized lots within ESP substantially differently from other areas of the City.

**ANALYSIS****Existing and Surrounding Land Uses**

The subject site encompasses area “AA” as identified by the Evergreen Specific Plan and is approximately 15.1 acres of vacant land. Area “AA” is designated for Single-Family Detached dwelling units on 6,000 square foot lots. Properties to the north and east of the site are currently vacant and planned for future hillside lots. Properties to the south and west (across Aborn Road and Altamira Avenue) are currently vacant and also planned for residential use.

Land Use Compatibility

The proposed Text amendment is intended to reflect a recently approved Planned Development Zoning (PDC02-013) as described above. The surrounding land uses adjacent to the site are planned for residential uses and therefore the proposed amendment would be compatible with the existing and planned uses for this subarea.

Policy Consistency

The proposed amendment is not requesting a change to the existing Land Use designation; therefore, the proposed Text amendment to change the minimum rear aggregate (or average) setback from 25 feet to 20 feet is consistent with the San Jose 2020 General Plan Land Use/Transportation Diagram designation of Evergreen Planned Residential Community (EPRC) – 6,000 square foot lots. No change to the lot size or total number of allowed units are proposed under the subject Text amendment.

PUBLIC OUTREACH

The property owners within the project boundaries and/or property owners within a 1000-foot radius were sent a newsletter regarding the two community meetings that were held on July 8 and 10, 2002. They also received a hearing notice of the public hearings to be held on the subject amendment before the Planning Commission in August and City Council in September. In addition, the Department's web-site contains information regarding the General Plan process, amendments, staff reports, and hearing schedule. This site is used by the community to keep informed with the status of the amendments. No comments were received by the public regarding the proposed amendment.

RECOMMENDATION

Staff recommends adoption of the proposed text amendment to the Evergreen Specific Plan.

Attachments

\\PBCE002\GP_Team\2002 Annual Review\Staff Reports\Fall Review\GP02-08-01b_Fall.sr.doc

Proposed Evergreen Specific Plan Text Amendments

Amend the Evergreen Specific Plan; Chapter 8, Private Development; 6,000 Sq. Ft. Lots, Setbacks as follows:

1. **Pg. 8-21, paragraph 1:** Front Setbacks: A:5/B:10/C:20/E:18
Side Setback: J:5/K:10/L:12/M:8/N:50
J:10 at corner lot
Rear Setback: R:15/S:25/T:20/U:25
S:20 for planning area
AA